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0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

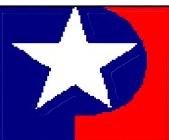
576,400 / 576,400

USE VALUE:

576,400 / 576,400

ASSESSED:

576,400 / 576,400


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
269		LOWELL ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CANADAY JOHN T	
Owner 2:	
Owner 3:	

Street 1: 269 LOWELL ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: BURNS MARY A ETAL -	
Owner 2: -	
Street 1: 269 LOWELL ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 4,255 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4255		Sq. Ft.	Site		0	70.	1.16	6			Topo	-10					345,018						345,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							54853
							GIS Ref
							GIS Ref
							Insp Date
							03/06/09

Total Card / Total Parcel

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6 - Colonial				Full Bath: 1	Rating: Average			BMT LEDGE PDAS.											
Sty Ht: 2 - 2 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: WHITE				A Kits:	Rating:														
View / Desir: G - Good				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1926	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G10		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31.	%		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	3									
Sec Int Wall:		%		Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:		%		Total:	31	%		Totals											
Bsmnt Flr: 12 - Concrete								1	6	3									
Subfloor:				CALC SUMMARY				COMPARABLE SALES				SUB AREA							
Bsmnt Gar:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3 - Typical				Size Adj.: 1.35000002															
Insulation: 2 - Typical				Const Adj.: 1.14988494															
Int vs Ext: S				Adj \$ / SQ: 194.043															
Heat Fuel: 2 - Gas				Other Features: 55000															
Heat Type: 3 - Forced H/W				Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100		% AC:		NBHD Mod:															
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00															
% Com Wall		% Sprinkled:		Adj Total: 329021															
				Depreciation: 101996				Juris. Factor: 1.00		Before Depr: 194.04									
				Depreciated Total: 227024				Special Features: 0		Val/Su Net: 118.23									
								Final Total: 227000		Val/Su SzAd: 189.17									
MOBILE HOME				WtAv\$/SQ:															
Make: [] Model: [] Serial #: [] Year: [] Color: []																			
SPEC FEATURES/YARD ITEMS				PARCEL ID 086.0-0005-0014.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc
19	Patio	D	Y	1	10X14	A	AV	1940	4.93	T	40.8	101			400		400		
3	Garage	D	Y	1	20X18	A	FR	1926	21.94	T	50	101			4,000		4,000		
More: N				Total Yard Items: 4,400				Total Special Features:				Total: 4,400							